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Orange County Municipal Storm Water Permittees' Drainage Area Management Plan (DAMP) Chapter 7 and Model Water Quality Management Plan (WQMP)

Changes Proposed by Staff to the July 22, 2003 Revised Draft Documents

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DAMP Page 7-1	**7.0 NEW DEVELOPMENT/SIGNIFICANT REDEVELOPMENT** With the adoption of the Third Term Permits in early 2002, the Permittees were required to modify their current New Development/Significant Redevelopment Program (**1993 DAMP Appendix G**) to meet new permit requirements.
DAMP Page 7-1	This section and its exhibits provide the new countywide Model New Development/Significant Redevelopment Program (Model Program). The Model Program is intended to be implemented as described in **DAMP Section A-7** of each Permittee's Local Implementation Plan. In developing its Local Implementation Plan, the Permittee may modify the Model Program in response to local conditions. It is not the intent for this Model Program to restrict city or county planning commissions or their governing bodies from imposing additional stormwater management requirements as a condition of development or significant redevelopment.
DAMP Page 7-2	Although there is a provision in the State regulations that school districts must obtain municipal approval for "improvements which affect drainage", the Government Code effectively prevents city/county regulation of many federal and state agencies and local special districts. The First and Second Term Permits, however, identify these entities as potential dischargers of stormwater to the Orange County drainage areas and the expectation is that these entities will work cooperatively with the Permittees to manage urban runoff and stormwater pollution. These entities include: Caltrans, universities and colleges, Metropolitan Water District, Department of Defense, school districts, sanitation districts, water districts and railroads. During the Third Term Permit, regulation of a number of these is expected under Phase II of the Federal stormwater regulations.
DAMP Page 7-5	During the public review process for the approval of the New Development/Significant Redevelopment Program by the Santa Ana Regional Board, extensive input was received from the Santa Ana Regional Board, the Natural Resources Defense Council, Defend the Bay and the Orange County Coastkeeper.
DAMP Page 7-10	• Section 7.7 - Post Construction BMP Inspection and Verification provides information on the periodic review of approved final Project WQMPs
DAMP Page 7-10	• Section 7.9 - Annual Reporting and Assessing Program Effectiveness describes the ~~annually~~annual reporting on the implementation and effectiveness of the New Development /Significant Redevelopment Program by the Permittees.

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DAMP Page 7-11	7.4.1 Introduction Each Permittee is required by the Third Term Permits to minimize short and long-term impacts on receiving water quality from new development and significant redevelopment to the maximum extent practicable. With regard to the General Plan, the Permittees must at a minimum review and update General Plans, as necessary, to ensure that watershed and stormwater quality and quantity management are considered.
DAMP Page 7-11	• The San Diego Region Permittees must provide a work plan as part of ~~its~~their submittal on February 13, 2003 with a time schedule detailing any changes to ~~its~~their General ~~Plan~~Plans regarding water quality and watershed protection.
DAMP Page 7-11	The next section provides background on the General Plan and Local Coastal Program followed by a process for reviewing and amending General Plans, as necessary, to incorporate ~~water~~ urban runoff and stormwater pollution issues.
DAMP Page 7-12	In evaluating a proposed General Plan Amendment, the approving body must look at the "global" impacts of the proposed amendment. Although a General Plan Amendment may be proposed in conjunction with a specific development proposal, the amendment proposed might have policy and/or land use impacts far beyond any given project or property. General Plan Amendments are frequently proposed in conjunction with other legislative acts such as Zone Changes, Zone Text Amendments and Local Coastal Program Amendments.
DAMP Page 7-14	The Permittees will review elements of their General Plan ~~Elements~~ and LCP (if a coastal city with an approved LCP) that cover land development issues~~, for~~ and in which it may be appropriate to reflect watershed protection and stormwater quality management policies.
DAMP Page 7-15	1) Are there sensitive water resources in or downstream of the jurisdiction?
DAMP Page 7-15-16	Most of the Permittees' General ~~Plans~~Plan Elements listed above contain existing provisions in these various elements that protect water quality and the environment. Therefore, ~~adapting~~adopting a General Plan amendment to incorporate water quality protection/stormwater quality management principles may not be ~~determined to be unnecessary~~necessary, or it may be determined to be as simple as modifying existing text so that it specifically includes stormwater quality and protection policies and objectives, as outlined in the Permits. ~~Additional~~If the General Plans of the Permittees do not contain

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	the policies, goals and objectives of the relevant Third Term Permit, then additional policies, goals, or objectives that stress the importance of stormwater quality control, or that are necessary in order to implement certain types of stormwater management programs ~~may~~should be ~~beneficial~~incorporated in the General Plans ~~of cities expecting major growth and have sensitive water resources within their jurisdictions~~. The need for and the extent of revisions to the General Plan ~~will need to~~should be coordinated with each Permittee's legal counsel. 7.4.4 Consideration of Additional Water Quality and Watershed Protection Concepts in General Plan and Local Coastal Program The Permittees will review and consider the following additional objectives ~~to~~for the General Plan ~~and~~ Elements~~,~~ and LCPs, as specified by the Third Term Permits, respectively: *San Diego Region Permit:* 1) Minimize the amount of impervious surfaces and directly connected impervious surfaces in areas of new development and significant redevelopment and, where feasible, slow runoff and maximize on-site infiltration of runoff. 2) Implement pollution prevention methods supplemented by pollutant source controls and treatment. Use small collection strategies located at, or as close as possible to, the source to minimize the transport of urban runoff and pollutants offsite and into an MS4 (municipal storm drain).
DAMP Page 7-17	If a Permittee, in consultation with its legal counsel, determines ~~the need~~that it needs to amend its General Plan or LCP (if applicable) to incorporate watershed and stormwater management ~~principles~~policies, ~~they will~~goals or objectives, it may do so whenever elements of ~~a~~the Permittee's General Plan or LCP are significantly rewritten or by the July 1, 2004 date specified by the Santa Ana Region Permit. As part of any General Plan Amendment, maps will be revised, as necessary, to reflect location-specific watershed protection/stormwater quality management policies, and eliminate conflicts among land use districts, permitted land uses, and stormwater-specific goals and policies.
DAMP Page 7-23	d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner ~~which~~that would result in flooding on- or off-site? e) Create or contribute runoff water ~~which~~that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial

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	additional sources of polluted runoff?
DAMP Page 7-23	h) Place within a 100-year flood hazard area structures ~~which~~that would impede or redirect flood flows?
DAMP Page 7-23	Would the project include ~~a~~ new or retrofitted stormwater Treatment Control BMPs, (e.g. water quality treatment basin, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?
DAMP Page 7-25	The Third Term Permits require that the Permittees address the following elements ~~that~~, which affect development project review, approval, and permitting • Modify Project WQMP requirements by imposing additional BMP requirements for new development and ~~significant~~ redevelopment projects that fall under "Priority Project" categories~~.~~ (see **Table 7-1**)
DAMP Page 7-25-26	7.6.2 Project Review, Approval, and Permitting Process Overview For all new development and significant redevelopment projects meeting the minimum requirements defined herein, a Project WQMP shall be developed to define the quality and quantity of stormwater runoff that must be considered during project planning to identify permanent (post-construction) BMPs that will be included in project design, constructed as part of the project, and ultimately implemented and maintained for the life of the project. Commitments from a project or permit applicant to incorporate, implement, and maintain the BMPs must be described in a Project WQMP. The Third Term Permits require that the ~~new WQMP and BMP requirements be enacted based on~~Permittees revise their WQMP. Prior to the ~~following schedule, prior to these~~ dates shown below for each jurisdiction, projects~~, in both jurisdictions,~~ will be required to prepare Project WQMP's in accordance with the 1993 DAMP : *Within the jurisdiction of the Santa Ana RWQCB* – Upon approval of the ~~Model~~revised WQMP by the Executive Officer but not later than October 1, 2003. ~~This includes~~The approved WQMP shall apply to new development projects, defined as projects for which tentative tract or parcel map approval was not received by July 1, 2003 and new significant re-development ~~is~~projects, defined as projects for which all necessary permits were not issued by July 1, 2003. ~~This does~~New development projects do not include projects receiving map approvals after July 1, 2003 that are proceeding under a common scheme of development that was the subject of a tentative tract or parcel map approval that occurred prior to July 1, 2003.

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	Within the jurisdiction of the San Diego RWQCB – Upon a Permittee's adoption of ~~each Permittees~~a local WQMP following submittal of ~~this~~the Model WQMP to the RWQCB. The local WQMP must be adopted not later than August 13, 2003. ~~This includes~~Upon the Permittee's adoption of the local WQMP, the local WQMP requirements shall apply to priority projects that have not yet begun grading or construction activities. If a Permittee determines that lawful prior approval of a project exists, whereby application of the newly adopted local WQMP requirements to the project is infeasible, such WQMP requirements need not apply to the project.
DAMP Page 7-27 Table 7-1	**Table 7-1 Priority Projects Categories** 1. Residential development of 10 units or more 2. Commercial and industrial development greater than 100,000 square feet including parking areas 3. Automotive repair shop (SIC codes 5013, 5014, 5541, 7532-7534, and 7536-7539) 4. Restaurant where the land area of development is 5,000 square feet or more including parking areas (SIC code 5812) 5. ***For San Diego Region -*** Hillside development greater than 5,000 square feet ***For Santa Ana Region -*** Hillside development on 10,000 square feet or more, which is located on areas with known erosive soil conditions or where natural slope in 25 percent or more 6. Impervious surface of 2,500 square feet or more located within, directly adjacent to (within 200 feet), or discharging directly to receiving water within Environmentally Sensitive Areas[1]. 7. ***For San Diego Region -*** Parking lot area of 5,000 square feet or more, or with 15 or more parking spaces, and potentially exposed to urban runoff ***For Santa Ana Region -*** Parking lots of 5,000 square feet or more exposed to stormwater. 8. ***For San Diego Region -*** Streets, roads, highways, and freeways which would create a new paved surface that is 5,000 square feet or greater 9. ***For Santa Ana Region –*** All significant redevelopment projects, where significant redevelopment is defined as the addition of 5,000 or more square feet of impervious surface on an already developed site
DAMP Page 7-27-28	*Significant Redevelopment* - means development that would ~~create or~~ add ~~at least~~ 5,000 or more square feet of impervious ~~surfaces~~surface on an already developed site. Significant redevelopment includes, but is not limited to: • Expansion of a building footprint; • Addition ~~to or replacement~~ of a building and/or structure;

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	• ~~Replacement~~Addition of an impervious surface that is not part of a routine maintenance activity~~; and~~ such as construction of a new parking lot. • ~~• Land disturbing activities related with structural or impervious surfaces.~~ ~~Replacement of impervious surfaces includes any activity that is not part of a routine maintenance activity where impervious material(s) are removed, exposing underlying soil during construction. Significant redevelopment does not include trenching and resurfacing associated with utility work; resurfacing and reconfiguring surface parking lots (if no additional impervious area is added); pedestrian ramps; and replacement of damaged pavement.~~ • ~~New development and significant redevelopment projects may fall into one of several categories:~~ ~~• Following redevelopment, the entire development (including the redeveloped area) would meet one of the Project Priority categories listed in **Table 7-1**. The project would be considered a Priority Project and require a Project WQMP including Treatment Control BMPs.~~ Where the significant redevelopment results in an increase of less than fifty percent of the impervious surface of a previously existing development, ~~and the existing development was not subject to Project WQMP requirements,~~ the treatment requirements apply, as a minimum, only to the addition, and not to the entire development. Where the significant redevelopment results in an increase of fifty percent or more of the impervious surface of a previously existing development, the treatment requirements apply to the entire development. ~~• Following redevelopment, the entire development (including the redeveloped area) would not meet one of the Project Priority categories listed in **Table 7-1**, but would require discretionary action that will include a precise plan of development, or require issuance of a non-residential plumbing permit. The project would be considered a Non-Priority Project and require a Project WQMP but would not require Treatment Control BMPs.~~ ~~• The redevelopment activity would not result in a Priority Project as listed in **Table 7-1** and would not require discretionary action that will include a precise plan of development or issuance of a non-residential plumbing permit. The project would not require a Project WQMP.~~
DAMP Page 7-28	Ministerial actions are those where little or no judgment or deliberation by a Permittee is required. Some ministerial approvals ~~may~~, those projects meeting one or more criteria under Program Coverage and Definitions (see **Section 7.6.2**), require that the applicant prepare a Project WQMP, whereas ~~other~~ ministerial approvals that do not meet these criteria may not necessitate a ~~WQMP. For example, applications for grading or building permits for projects or activities that do not meet the requirements noted in Section 7.6.2 would not~~

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	~~require the preparation of a~~ Project WQMP ~~as those projects are not expected to have the long-term potential to significantly affect stormwater quality~~.
DAMP Page 7-29 Figure 7-3	**Ministerial Project** Does the project meet one of the criteria for a WQMP under Program Coverage and Definitions (Section 7.6.2)?
DAMP Page 7-32	○ Demonstrate that an adequate number of copies of the project's approved final Project WQMP are available for the future occupiers,
DAMP Page 7-32	*Projects Adjacent to Beaches and Receiving Waters*
DAMP Page 7-32	*Projects Adjacent to Beaches*
DAMP Page 7-33	*Projects in Hilly Areas* • ~~Drainage facilities discharging~~If any drainage structure discharges onto ~~adjacent~~adjoining property ~~shall~~, the structure must be designed to ~~imitate~~avoid any damage to the ~~manner in which runoff is presently crossing the adjacent~~adjoining property ~~. Alternatively~~, ~~the project applicant~~must comply with all legal requirements and may ~~obtain a drainage acceptance and maintenance agreement, suitable for recordation, from~~require the ~~owner~~consent of ~~said~~the ~~adjacent~~adjoining property owner.
DAMP Page 7-33	*Special Conditions* • Prior to the issuance of any grading and building permits, the applicant shall include in the plans all BMPs identified in the approved final Project WQMP and any other urban runoff and stormwater pollution control measures deemed necessary by the City/County Planning Director.
DAMP Page 7-34	The Project WQMP for a Priority Project must ~~address~~include: • Regional or watershed programs (if applicable) • Routine structural and non-structural Source Control BMPs • ~~Consideration of~~ Site Design BMPs (as ~~applicable~~appropriate)
DAMP Page 7-34	The Project WQMP for a Non-Priority Project must ~~address~~include: • Routine structural and non-structural Source Control BMPs • ~~Consideration of~~ Site Design BMPs (as ~~applicable~~appropriate)

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DAMP Page 7-35	When reviewing Project WQMPs submitted for approval, Permittees will assess the potential project impacts on receiving waters and ensure that the Project WQMP adequately identifies such impacts, including all pollutants and conditions of concern. The Permittees will examine all identified BMPs, as a whole, to ensure that they address the pollutants and conditions of concern identified within the Project WQMP. Additionally, Permittees will consider potential cumulative impacts of build-out within the watershed based upon available watershed chapters of the DAMP (**DAMP Appendix D**), information learned from any CEQA documentation regarding the project, ~~and~~ Permittee knowledge of watershed-wide and jurisdictional problems and programs~~.~~ ~~Additionally, Permittees are to examine all identified BMPs, as a whole, address~~ and compliance with the ~~pollutants/condition of concern identified within the WQMP~~requirements of the Third Term Permits. The Permittees recognize the importance of understanding the physical, chemical and biological conditions of the receiving waters at a watershed scale and the impact of incremental projects on these conditions and will continue to enlarge their understanding of receiving waters on a watershed scale through implementation of the watershed chapters of the DAMP. This information will assist in providing a strong linkage between the planning process (**Sections 7.4** and **7.5** and **Exhibit 7.I**) and the development review and permitting process (**Section 7.6**) as required by the Third Term Permits The Permittees have initiated watershed-scale assessments in some watersheds for watershed restoration and TMDL purposes, including modeling and other types of evaluations, and will continue efforts to provide forecasting tools that protect water resources from the impacts of new development and significant redevelopment. This information will be compiled and made available as a public database for cumulative impact assessment by the Principal Permittee. A prototype of this database will be developed for a selected watershed, with user guidance, for submittal with the 2003-04 Annual Progress Report. When evaluating the adequacy of a Project WQMP the Permittees will utilize the information gathered and the forecasting tools developed under the watershed scale portion of the program in determining whether the Project WQMP is adequate to protect the water quality of the receiving waters including cumulative effects. The Project WQMP is a project planning level document and as such is not expected to contain final BMP design drawings and details (these will be in the construction plans). However, the ~~project~~Project WQMP must identify and locate selected BMPs, provide design parameters including hydraulic sizing of treatment BMPs and convey final design concepts. BMP fact sheets can be used in conjunction with project-specific design parameters and sizing to convey design intent. There are a number of resources listed in the Model WQMP for Source Control, Site Design, and Treatment Control BMPs that should be considered to guide the design and implementation of the BMPs. ~~.~~Fact sheets

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<tr><th>Page Number</th><th>Changes</th></tr>
<tr><td></td><td>from one available reference - the 2003 California Stormwater Quality Association the California Stormwater Best Management Practice Handbook – New Development and Redevelopment are provided in the Local Implementation Plan (DAMP Section A-7). The fact sheets contain detailed descriptions of each BMP, applications, advantages/disadvantages, design criteria, design procedure, and inspection and maintenance requirements to ensure optimal performance of the BMPs</td></tr>
<tr><td>DAMP
Page 7-36</td><td>
Table 7- 2. Summary of BMPs for Development/Significant Redevelopment Projects
<table>
<tr><th colspan="2">BMP Category</th><th>Applicable Projects</th><th>Pollution Prevention Objective</th></tr>
<tr><td rowspan="2">Source Control BMPs</td><td>Routine Non-Structural BMPs</td><td>Required for all projects – as applicable</td><td>Prevent pollution by educating the public on proper disposal of hazardous or toxic wastes, regulatory approaches, street sweeping and facility maintenance, and detection and elimination of illicit connections and illegal dumping</td></tr>
<tr><td>Routine Structural BMPs</td><td>Required for all projects –and as applicable.

Include incorporating requirements applicable to individual priority project categories
• Private roads
• Residential driveways and guest parking
• Loading Dock areas
• Maintenance bays
• Vehicle wash areas
• Outdoor processing areas
• Equipment wash areas
• Parking areas
• Roadways
• Fueling areas
• Hillside landscaping
• Wash water control for food preparation areas
• Community car wash racks</td><td>Prevent potential pollutants from contacting rainwater or stormwater runoff or to prevent discharge of contaminated runoff to the storm drain system or receiving waters.
Reduce the creation or severity of potential pollutant sources or to reduce the alteration of the project site's natural flow regime</td></tr>
<tr><td colspan="2">Site Design BMPs</td><td>All projects should consider implementation of Site Design BMPs Incorporate - as appropriate</td><td>Minimize or prevent potential pollutants from contacting rainwater or stormwater runoff or to prevent discharge of contaminated runoff to the storm drain system or receiving waters.</td></tr>
<tr><td colspan="2">Treatment Control BMPs or Regional Program</td><td>All priority projects – at least one Treatment Control BMP required</td><td>Remove pollutants from stormwater runoff prior to discharge to the storm</td></tr>
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	<table><tr><td></td><td></td><td>drain system or receiving waters</td></tr></table> ~~Projects utilizing a regional or watershed program will pre-determine BMPs as discussed in the Model WQMP, Exhibit 7,II.~~
DAMP Page 7-37	Fact sheets are presented in the Local Implementation Plan (**DAMP Appendix A-7)**. The fact sheets include design criteria established to ensure effective implementation of the required Site Design BMPs. *Treatment Control BMPs* Treatment Control BMPs are engineered technologies designed to remove pollutants from stormwater runoff and are required to augment Source Control and Site Design BMPs for Priority Projects to eliminate or reduce pollution from stormwater discharges. The type of Treatment Control BMP(s) to be implemented at a site depends on a number of factors including: type of pollutants in the stormwater runoff, volume or flow of stormwater runoff to be treated, project site conditions, receiving water conditions, and General Industrial Permit requirements, when applicable. Land requirements, and costs to design, construct and maintain Treatment Control BMPs vary by Treatment Control BMP. Fact sheets are presented in the Local Implementation Plan (**DAMP Appendix A-7**). The fact sheets include design criteria established to ensure effective implementation of the required Treatment Control BMPs.
DAMP Page 7-38	7.6.5 Plan Check: Issuance of Grading or Building Permits Once a project reaches the plan check phase, the applicant must have an approved final Project WQMP, since the construction plans submitted by the applicant for plan check must incorporate all of the structural BMPs identified in the approved final Project WQMP. Therefore, the Permittees will encourage (but not necessarily require) applicants to obtain approval of the project's final Project WQMP prior to submitting construction plans for plan check.
DAMP Page 7-38	• Sediment from areas disturbed by construction shall be retained on site using structural controls ~~to the maximum extent practicable~~as required by the statewide General Construction Stormwater Permit. • Stockpiles of soil shall be properly contained to eliminate or reduce sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind as required by the statewide General Construction Stormwater Permit. • Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented to eliminate or reduce transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff as required by the statewide General Construction Stormwater Permit.

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	• Runoff from equipment and vehicle washing shall be contained at construction sites ~~unless treated to reduce or remove sediment and other pollutants~~and must not be discharged to receiving waters or the local storm drain system.
DAMP Page 7-39	• Construction sites shall be maintained in such a condition that a storm does not carry wastes or pollutants off the site. Discharges other than stormwater (non-stormwater discharges) are prohibited, except as authorized ~~under California's~~by an individual NPDES permit or the statewide General ~~Permit for Storm Water Discharges Associated with~~ Construction ~~Activity only where they do not cause or contribute to a violation of any water quality standard and are controlled through implementation of appropriate BMPs for elimination or reduction of pollutants. Non-stormwater discharges must be eliminated or reduced to the extent feasible~~Stormwater Permit.
DAMP Page 7-39	*Plan Check for Projects with Land Use Permits* For projects with land use permits, the environmental (CEQA) documentation (including the Mitigation Monitoring and Reporting Program), the conditions of approval, and the approved final Project WQMP shall be reviewed for an understanding of the water quality issues and structural BMPs required. Construction plans shall be reviewed for conformity with the project's approved final Project WQMP. If the selected BMPs were approved in concept during the land use entitlement process, the applicant shall submit detailed construction plans showing locations and design details of all BMPs that are in substantial conformance with the preliminary approvals. The construction plans shall be reviewed to assure that the plans are consistent with the BMP design criteria and guidance provided in **Exhibit 7.II**.
DAMP Page 7-40	*Design Review for Public Agency Projects* Prior to initiating grading or construction activities, Permittees shall ensure that the construction plans for public works projects reflect the structural BMPs described in the approved final Project WQMP. The design review for public agency projects shall include a review of construction plans and specifications for conformity with the approved final Project WQMP and for consistency with the BMP design criteria and guidance provided in **Exhibit 7.II.** *Plan Check for Projects with Alternative Treatment Control BMPs (see **Exhibit 7.II, Section ~~3.3.3~~3.3.4**)*
DAMP Page 7-40	7.6.6 Permit Closeout, Certificates of Use, and Certificates of Occupancy The Project WQMP continues with the property after the completion of the construction phase and the Permittees may require that the terms, conditions and requirements be recorded with the County Recorder's office by the property owner or any successive owner as authorized by the Water Quality Ordinance. In lieu of recordation the

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	Permittee may require the Project WQMP to include ~~notice of transfer~~a Notice of Transfer Responsibility Form, which serves to notify the Permittee that a change in ownership has occurred and notify the new owner of its responsibility to continue implementing the Project WQMP. The end of the construction phase therefore represents a transition from the New Development/Significant Redevelopment Program to the Existing Development Program (**DAMP Section 9**). Accompanying this is a close out of permits and issuance of certificates of use and occupancy. The Permittees will use this juncture to assure satisfactory completion of all requirements in the Project WQMP by requiring the applicant to:
DAMP Page 7-41	An approved final Project WQMP defines the permanent (post-construction) BMPs that will be implemented to provide long-term runoff management once the project is operational or occupied, and also describes the mechanism by which long-term operation and maintenance will be provided. A structural BMP is not considered effective unless a mechanism is in place to provide for long-term reliability, which is achieved through proper operation and maintenance. Therefore, once construction of a new development or significant redevelopment project is complete, assurance is required for the long-term operation and maintenance of structural BMPs, and most particularly for Treatment Control BMPs. An O&M Plan for structural BMPs will be prepared by the applicant for private sector projects or by a Permittee's design/engineering department or the design architect/engineer contractor for public agency projects. ~~At a minimum, annual inspection and maintenance of all structural BMPs shall be required.~~ The O&M Plan that is prepared by the applicant for private sector projects shall ~~describe and/or~~ include: • ~~Structural~~Description of structural BMPs • ~~Employee~~Description of employee responsibilities and training for BMP operation and maintenance • Operating schedule • ~~Maintenance~~Inspection/maintenance frequency and schedule
DAMP Page 7-42	At a minimum, an annual inspection frequency will be established for all structural BMPs including inspection and performance of any required maintenance in the late summer/early fall, prior to the start of the rainy season.
DAMP Page 7-42	Following satisfactory inspection, the Permittee will accept structural BMPs within public right-of-ways, or on land dedicated to public ownership. Upon acceptance, responsibility for operation and maintenance will transfer from the developer or contractor to the appropriate Permittee department, including the funding mechanism identified in the approved final Project WQMP. If a property owner or a private entity, such as a homeowners association (HOA),

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	retains or assumes responsibility for operation and maintenance of structural BMPs, the Permittee shall require access for inspection through an agreement.
DAMP Page 7-43	The City/County will perform verification at 90% of developments with approved final Project WQMPs. The number of verifications necessary to achieve the above goal will be based on either the total area of approved final Project WQMP projects, or the total number of Project WQMPs approved. The implementation of BMPs, and ongoing maintenance of BMPs by the mechanisms described in the Project WQMP will be verified.